



RAYAC Housing Snapshot

A review of the residential real estate market in York & Adams Counties

February 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 141 homes were sold in Adams County in February 2022, a 15% decrease from 2021. In York County 879 homes were sold during the first two months of 2022, which is a 3% increase from this time last year.

The median sales price in Adams County was \$254,900, a 10% increase from 2021. The median sales price in York County was \$215,000, a 5% increase from last year.

“In the first two months of the year the housing prices have continued to increase in both York & Adams Counties. This is largely being driven by high consumer demand and historically low inventory. In York County today there are 223 active listings for existing homes and only 67 active listings for existing homes in Adams County. Our two-county area has a combined population of approximately 552,000 people. Having only 290 existing homes available for sale is too low to meet the housing needs of our community, which will lead to further increases in price appreciation” said Elle Hale, 2022 RAYAC President.

**RAYAC Statistics by School District
2022-2021 (January 1-February 28) Comparison**

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$254,900	\$256,000	0%	13	14	-7%
Conewago Valley	\$215,000	\$206,100	4%	41	50	-18%
Fairfield	\$277,500	\$250,000	11%	12	13	-8%
Gettysburg	\$255,000	\$242,500	5%	41	40	3%
Littlestown	\$262,000	\$235,000	11%	23	25	-8%
Upper Adams	\$245,000	\$215,000	14%	11	23	-52%
Total Adams County	\$254,900	\$231,000	10%	141	165	-15%
York County						
Central York	\$230,000	\$223,500	3%	74	70	6%
Dallastown	\$232,450	\$227,500	2%	74	76	-3%
Dover	\$226,000	\$195,000	16%	45	49	-8%
Eastern York	\$202,500	\$165,500	22%	30	38	-21%
Hanover	\$185,500	\$185,000	0%	48	41	17%
Northeastern York	\$233,900	\$235,000	0%	61	61	0%
Northern York	\$272,000	\$245,000	11%	39	46	-15%
Red Lion	\$222,400	\$194,450	14%	63	60	5%
South Eastern	\$278,050	\$239,900	16%	42	26	62%
South Western	\$245,000	\$239,900	2%	60	84	-29%
Southern York	\$312,500	\$269,000	16%	38	33	15%
Spring Grove	\$269,900	\$252,500	7%	59	50	18%
West Shore	\$255,000	\$220,000	16%	44	53	-17%
West York	\$165,000	\$139,450	18%	56	36	56%
York City	\$97,500	\$93,450	4%	101	72	40%
York Suburban	\$199,900	\$211,700	-6%	45	60	-25%
Total York County	\$215,000	\$204,900	5%	879	855	3%

February 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 62 homes were sold in Adams County in February 2022, a 17% decrease from this time last year. In York County 412 homes were sold in February 2022, which is a 4% increase from last year.

The median sales price in Adams County was \$270,700 a 15% increase since last year. The median sale price in York County was \$221,225, a 13% increase from last year.

RAYAC Statistics by School District						
2022-2021 (February) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$268,000	\$234,950	14%	7	8	-13%
Conewago Valley	\$270,700	\$195,000	39%	18	25	-28%
Fairfield	\$332,450	\$251,000	32%	2	8	-75%
Gettysburg	\$260,000	\$223,950	16%	22	20	10%
Littlestown	\$328,000	\$272,000	21%	6	9	-33%
Upper Adams	\$234,900	\$205,000	15%	7	5	40%
Total Adams County	\$270,700	\$234,900	15%	62	75	-17%
York County						
Central York	\$215,000	\$195,500	10%	35	34	3%
Dallastown	\$235,000	\$230,000	2%	43	21	105%
Dover	\$239,900	\$188,700	27%	19	26	-27%
Eastern York	\$260,000	\$139,950	86%	13	20	-35%
Hanover	\$194,950	\$174,950	11%	24	22	9%
Northeastern York	\$233,990	\$240,500	-3%	23	29	-21%
Northern York	\$235,000	\$231,500	2%	21	17	24%
Red Lion	\$242,500	\$191,875	26%	34	30	13%
South Eastern	\$288,750	\$219,900	31%	18	14	29%
South Western	\$242,725	\$239,900	1%	32	45	-29%
Southern York	\$295,990	\$235,000	26%	11	10	10%
Spring Grove	\$269,950	\$191,300	41%	32	18	78%
West Shore	\$230,150	\$220,000	5%	21	27	-22%
West York	\$165,000	\$139,000	19%	21	19	11%
York City	\$95,000	\$90,000	6%	44	35	26%
York Suburban	\$197,000	\$210,000	-6%	21	28	-25%
Total York County	\$221,225	\$195,400	13%	412	395	4%

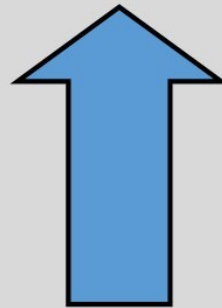
REALTORS® Association of York & Adams Counties

February 2022 Market Update for York County

Median Sold Price Year to Date

\$215,000

February 2021: \$204,900

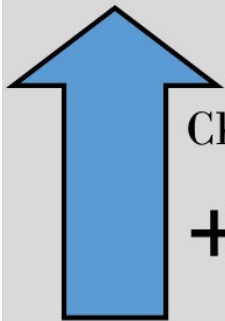


Sales Price
Change Y/Y
+5%

Number of
Homes Sold Year to
Date

879

Sales #
Change Y/Y
+3%



New Listings

460



All Active Listings

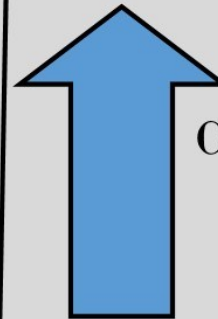
478

February 2021: 475

Number of
Pending Home
Sales

785

Pending #
Change Y/Y
+6%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

.79 months

For a report by School District please visit

www.RAYAC.com/statistics/



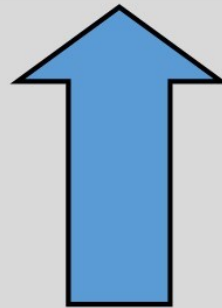
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties
February 2022 Market Update for Adams County

Median Sold Price Year to Date

\$254,900

February 2021: \$231,000



Sales Price
Change Y/Y

+ 10%

Number of
Homes Sold Year to
Date

141

Sales #
Change Y/Y

- 15%

New Listings

88



All Active Listings

151

February 2021: 143

Number of
Pending Home
Sales

135

Pending #
Change Y/Y

+3%

% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

1.45 months

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Statistics Source Bright MLS